

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, APRIL 29, 1997
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12th FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Golding at 10:13 a.m. The meeting was recessed by Mayor Golding at 10:38 a.m. to convene the Special Joint Council Meeting with the Redevelopment Agency, thereafter to convene as the Redevelopment Agency and then as the Housing Authority.

The regular meeting was reconvened by Mayor Golding at 10:42 a.m. with all Council Members present. Mayor Golding thanked Ross McCollum for his contribution to the City of San Diego. She wished Ross well in his new position and said that he will be missed. At 11:35 a.m. Mayor Golding recessed the meeting to reconvene the Housing Authority. At 11:39 a.m. Mayor Golding reconvened the regular meeting with all Council Members present. Mayor Golding adjourned the meeting at 11:41 a.m. into Closed Session to be held immediately in the twelfth floor conference room to discuss pending and potential litigation.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Golding-present
- (1) Council Member Mathis-present
- (2) Council Member Wear-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

Clerk-Fishkin (ms)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Fishkin called the roll:

- (M) Mayor Golding-present
- (1) Council Member Mathis-present
- (2) Council Member Wear-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

FILE LOCATION: MINUTES

PUBLIC COMMENT:

ITEM-PC-1:

Alex Montoya commented on disability issues. He talked about working with business establishments to use people with disabilities. He said that Council Member Stevens and President Clinton have recently learned what it is like to live with a disability.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A010-035.)

ITEM-PC-2: REFERRED TO THE CITY MANAGER

Beverly Walker commented on disabled seating at the stadium. She asked if the 1400 seats going into the west end of the stadium would have access for people with disabilities.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A037-055.)

ITEM-PC-3:

Pacifico Jose commented on public safety. He asked the City Council Members to pass legislation to ban Saturday Night Special Guns.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A056-083.)

ITEM-PC-4: REFERRED TO RULES COMMITTEE CONSULTANT

Judith Swink commented on the Library of California. She asked the City Council to support Senate Bill 409 establishing the Library of California.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A085-110.)

ITEM-PC-5: REFERRED TO RULES COMMITTEE CONSULTANT

Charles Dyer commented on the merits of the Library of California and asked the City Council to support Senate Bill 409 establishing the Library of California.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A112-129.)

COUNCIL COMMENT:

None.

ITEM-205:

(Continued from the meeting of April 14, 1997, Item 102, at Councilmember Kehoe's request, for further review.)

SUBJECT: Council District 3 Fund Transfers.

(Normal Heights, Kensington, Uptown Community Areas. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-97-747 Cor. Copy) ADOPTED AS RESOLUTION R-288594

Authorizing the City Auditor and Comptroller to transfer \$60,000 in Community Development Block Grant (CDBG) funds within Fund 18532, Dept. 4111, from Org. 1101, Job Order 392050 (Adams Avenue Business Association - CIP-39-205.0) to Org. 1131, Job Order 392092 (El Cajon Boulevard Median Improvements - CIP-39-209.0);

Authorizing the transfer of \$60,000 in TransNet funds within Fund/Dept. 30244, Org. 106, from Job Order 392090 (El Cajon Boulevard Median Improvements - CIP-39-209.0), to Job Order 392051 (Adams Avenue Urban Forestry Project - CIP-39-205.0);

Authorizing the expenditure of an amount not to exceed \$60,000 for the Shiva Construction contract for the addition of sidewalk repairs and replacements to the contract for the expanded Forestry Project;

Authorizing the City Auditor and Comptroller to transfer and expend an amount not to exceed \$20,000 within Fund 18531, Dept. 4081, from Org. 8105, Job Order 000001 (Adams Avenue Sidewalks - CIP-39-205.0) to Org. 8119, Job Order 392051 (Adams Avenue Urban Forestry - CIP-39-205.0) for City administration, construction engineering, and other project costs related to the expanded Forestry Project.

CITY MANAGER SUPPORTING INFORMATION:

Due to additions to the scope of work requested by the Adams Avenue Business Association for the Adams Avenue Urban Forestry Project and the need to have all monies in the Shiva Construction contract in TransNet dollars, the transfers are recommended for approval. \$30,000 in CDBG from Adams Avenue Business Association is being requested for transfer to the 5th Avenue Sidewalk Renovation-Expanded and \$30,000 in TransNet for transfer into the Urban Forestry Project for sidewalks in a separate action. The current action requests transfer of the remaining \$60,000 in FY'97 Adams Avenue Business Association CDBG to the El Cajon Boulevard Median Improvements which is in turn transferring \$60,000 in TransNet to the Adams Avenue Urban Forestry Project. An additional \$20,000 in FY '96 CDBG funding for Adams Avenue Sidewalks is being recommended for expenditure for City

Administration and engineering costs, related to the expanded scope of work for the Adams Avenue Urban Forestry Project.

Aud. Cert. 9700869.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A182-221.)

CONSENT MOTION BY KEHOE TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-310: HEARING GRANTED

SUBJECT: Request by John Castle of the Museum of Contemporary Art, for a hearing of an appeal from the decision of the Planning Commission in denying the request for 96-0257/Amendment to CDP/LJC/SUP No. 90-0747.

(La Jolla Community Area. District-1.)

TODAY'S ACTION IS:

A motion either granting or denying the request for a hearing of the appeal.

NOTE: Pursuant to the requirements of the San Diego Municipal Code, no oral presentations shall be made to the Council by either the proponents or opponents of the project.

If the request to allow an appeal is granted, time has been reserved for the project to be heard on May 13, 1997 at 10:00 a.m.

SUPPORTING INFORMATION:

The appeal is being requested for an amendment to Coastal Development/La Jolla Planned District/Special Use Permit No. 90-0747 (Conditions 2a. and 13) previously approved by the Planning Commission on February 27, 1992. Said conditions require that: 1) a security fence surrounding the sculpture garden (adjacent to Coast Boulevard), observe a minimum 15'0" front setback from Coast Boulevard; and 2) that "the gate of the fence on Coast Boulevard to remain open during normal museum business hours."

The amendment requests that: 1) Condition No. 2.a. be modified to permit the existing 6'0" high open security fence to be relocated to observe a minimum 3'-6" front setback from Coast Boulevard; and 2) that Condition No. 13 be deleted, which would allow the gate to remain locked during normal museum business hours.

A variance to Section 103.1206.B.7 of the City of San Diego Municipal Code is requested to allow the relocation of the existing maximum 6'0" high open fence to observe a minimum 3'-6" front yard, where 15'-0" is the minimum required and where fences within a required front yard shall not exceed 3'-0" in height above the adjacent sidewalk.

The property is located at 700 Prospect Street in the La Jolla Community, and is more particularly described as Lots 1 through 10, 13, 14 and a Portion of 15, Block 35, La Jolla Park, Map-352, within Zone 6A of the La Jolla Planned District, Coastal and Proposition "D" Height Limitation Zones.

The Planning Department recommended to grant the appeal and deny the requested modifications (amendment) and include an additional condition that the City investigate means to enforce the original Condition No. 13 that the gate should remain open during normal business hours.

The Planning Commission voted 4-1 to deny the permits and add a condition.

Ayes: Anderson, Quinn, Butler, White
Nays: Neils
Abstaining: Watson
Not present: Skorepa

The La Jolla Community Planning Group has recommended approval of the project.

FILE LOCATION: PERM-CDP/LJC/SUP No. 90-0747

COUNCIL ACTION: (Tape location: A343-403.)

MOTION BY MATHIS TO GRANT THE REQUEST FOR A HEARING OF THE APPEAL, TO BE HELD ON JUNE 3, 1997 AT 10:00 A.M. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-330: CONTINUED TO JULY 15, 1997

(Continued from the meetings of February 11, 1997, Item 330, and April 15, 1997, Item 330; last continued at the request of Councilmember Mathis, for further review.)

SUBJECT: Matter of the appeals by the appellants from the decision of the Planning Commission in approving the request for the Green Dragon Colony; Coastal Development, Sensitive Coastal Resource, La Jolla Planned District Permit No. 95-0318.

(CDP/SCR/LJPDO-95-0318. La Jolla Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitem A; and adopt Subitem B to deny the appeal and grant the permits:

Subitem-A: (R-97-)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration DEP-95-0318 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council and adopting appropriate findings of mitigation, pursuant to California Public Resources Code Section 21081.

Subitem-B: (R-97-)

Adoption of a Resolution granting or denying the appeal and granting or denying the permits, with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission voted 4 - 2 to approve the permits.

Ayes: Neils, Butler, Watson, White
Nays: Quinn, Skorepa
Not present: Anderson

The La Jolla Community Planning Group has recommended approval.

SUPPORTING INFORMATION:

The appeal is being requested in regard to a Coastal

Development/Sensitive Coastal Resource/La Jolla Shores Planned District permit (CDP/SCR/LJPDO) 95-0318 for the demolition of approximately 3,781 square-feet of existing commercial structures and construction of approximately 15,133 square-feet (includes basement area) of new retail and restaurant uses. The project also includes the construction of four residential town homes, totaling approximately 18,271 square-feet in the La Jolla Shores Planned District.

LEGAL DESCRIPTION:

The .91 acre property is located at 1258-1274 Prospect Street and 1241-1255 Coast Boulevard (Lots 30-32, Block 59, La Jolla Park, Map-352).

NOTE: Hearing date changed from March 18 to April 15. Continued at Councilmember Mathis's request for further review. Motion by Mathis. Second by McCarty. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-not present, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

FILE LOCATION: NONE

COUNCIL ACTION: (Tape location: A145-181.)

MOTION BY MATHIS TO CONTINUE TO JULY 15, 1997 AS REQUESTED BY THE APPELLANTS. Second by Kehoe. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-331:

SUBJECT: Thackery Gallery Building; matter of a Conditional Use Permit to allow the adaptive reuse of a designated historic site as a residential building.

(CUP-96-0590. Uptown Community Plan Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitem A; adopt Subitem B to grant the permit:

Subitem-A: (R-97-1014) ADOPTED AS RESOLUTION R-288595

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration

CUP-96-0590 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council and adopting appropriate findings of mitigation, pursuant to California Public Resources Code Section 21081.

Subitem-B: (R-97-1296) ADOPTED AS RESOLUTION R-288596
GRANTING THE PERMIT

Adoption of a Resolution granting or denying the permit with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission voted 4-0 to approve the permit subject to conditions.

Ayes: Anderson, Butler, Skorepa, White
Nays: None
Not present: Neils, Quinn, Watson

The Uptown Community Planning Group has recommended approval.

CITY MANAGER SUPPORTING INFORMATION:

The requested Conditional Use Permit is to allow the rehabilitation and adaptive reuse of an existing 11,028-square-foot historic building and change the use from retail to six (6) dwelling units.

On February 6, 1997, the Planning Commission voted 4-0 to recommend approval of Conditional Use Permit CUP-96-0590 with modifications. The Planning Commission required that the plans be modified to provide six on site parking spaces instead of five.

The City Manager recommends approval of the Conditional Use Permit and supports the Planning Commission's modification to require six parking spaces. However, in order to provide the required "Accessible Parking Space", along with five compact parking spaces on site, it will be necessary to allow the pedestrian access aisle to the "Accessible Parking Space" to encroach 1.5 feet into the public right-of-way. The City Council resolution granting Conditional Use Permit CUP-96-0590 should include a finding that the Encroachment Removal Agreement for improvements in the public right-of-way (which includes extensive landscaping, a wrought iron fence and a three-foot-high wall) shall include allowing the pedestrian access aisle to encroach into the right-of-way pursuant to Council Policy No. 700-06

"Encroachments on City Property." The encroachment(s) would not be detrimental to the City's property and interests, nor would it preclude other appropriate use. The encroachment(s) would be consistent with the City's General Plan, and is otherwise prudent and reasonable because it enhances the ability to rehabilitate and adaptively reuse a designated City of San Diego Historic Site.

LEGAL DESCRIPTION:

The subject property is located at 321 Robinson Avenue, between Third Avenue and Fourth Avenue and is more particularly described as Parcel A of Block 7, Map-697 in the CN-3 (CPIOZ) Zone of the Mid-City Communities Planned District.

FILE LOCATION: PERM-CUP-96-0590

COUNCIL ACTION: (Tape location: A182-221.)

Hearing began at 10:29 a.m. and halted at 10:33 a.m.

CONSENT MOTION BY KEHOE TO ADOPT THE RESOLUTIONS AND GRANT THE PERMIT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-332:

SUBJECT: A Rezone of a 2.79-acre site located within the Southeast San Diego Community Planning Area - Trolley Stop Plaza project.

(RZ-96-0676. District-4.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitem A and introduce Subitem B:

Subitem-A: (R-97-944) ADOPTED AS RESOLUTION R-288597

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration DEP-96-0676 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council pursuant to California Public Resources Code Section 21081.

Subitem-B: (O-97-97) INTRODUCED, TO BE ADOPTED MAY 13,
1997

Introduction of an Ordinance for CSF-2 Zoning.

OTHER RECOMMENDATIONS:

Planning Commission voted 6-0 to approve.

Ayes: Anderson, Butler, Neils, Quinn, Watson, White

Not Present: Skorepa

The Southeast San Diego Development Committee Planning Group has recommended approval of the project.

CITY MANAGER SUPPORTING INFORMATION:

The applicant is proposing to rezone a commercially improved 2.79-acre site located at 6171-6285 Imperial Avenue from the existing CSF-3 (visitor-commercial) zone to the CSF-2 (commercial) zone. The project is presently developed with two (one-story) commercial buildings (totaling 16,240 square feet of gross retail floor area) and related site improvements, including landscaping, signage and off-street parking facilities. The underlying CSF-3 zone permits only visitor-commercial type land uses on the property (i.e., restaurants, apparel shops, banking institutions, hotels, recreational services, travel agencies). The applicant is requesting the rezone to CSF-2 to allow general commercial uses on the property that are presently prohibited by the existing zone. The proposed CSF-2 zone would allow a broader range of commercial uses on site that are not currently available under the existing visitor-commercial zone, such as hardware stores, fabric shops, drug stores, furniture stores, health clubs, and a variety of other neighborhood specialty retail shops. Because the adopted Southeast San Diego Community Plan and the corresponding Southeast PDO recommend that the project site be developed with general commercial land uses, the proposed rezoning of this site will not require a Community Plan Amendment (CPA). The subject property is also located within the Central Imperial Redevelopment Area (CIRA), which was adopted by the City's Redevelopment Agency in 1992 with the primary intent to promote revitalization of the Central Imperial portion of the Southeast San Diego community, provide incentives for new development, and enhance the economic vitality of underutilized parcels within the redevelopment area. The proposed rezone would achieve the CIRA goal of enhancing the development of underutilized parcels by allowing a more diverse range of commercial uses on the subject property. An Environmental Negative Declaration (ND) has been prepared for the proposed rezoning of this site. The ND has concluded that no significant

or adverse impacts to the surrounding environment are anticipated to occur as a result of the proposed rezone. On March 6, 1996, the Planning Commission voted to recommend approval to the City Council of the proposed rezoning of this site from CSF-3 (visitor-commercial) to CSF-2 (commercial). Correspondingly, both the Central Imperial Project Area Committee and the Southeast San Diego Development Committee have also voted to recommend approval of the proposed rezoning of the subject property. Neither group placed special restrictions or conditions upon their recommendation.

LEGAL DESCRIPTION:

The subject property is more particularly described as Lot 1 of Parcel Map PM-4793 (Encanto Plaza).

FILE LOCATION: SUBITEM A: RZ-ORD No. O-97-97;
 SUBITEM B: NONE

COUNCIL ACTION: (Tape location: A182-221.)

Hearing began at 10:29 a.m. and halted at 10:33 a.m.

CONSENT MOTION BY KEHOE TO ADOPT THE RESOLUTION AND
INTRODUCE THE ORDINANCE. Second by Wear. Passed by the
following vote: Mathis-yea, Wear-yea, Kehoe-yea,
Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea,
Vargas-yea, Mayor Golding-yea.

ITEM-333:

SUBJECT: Three actions related to Condemnation of Wightman
 Street Promenade.

(See City Manager Report CMR-97-76. Located on the
north side of Wightman Street between 43rd and Highland
Streets. City Heights Community Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-97-1019) ADOPTED AS RESOLUTION R-288598

FINDINGS MUST BE MADE AS PART OF COUNCIL ADOPTION

Determining and declaring that the public interest,
convenience and necessity of the City of San Diego

requires the acquisition of property for the construction, improvement, operation and maintenance of the Wightman Street Promenade Project, located on the north side of Wightman Street between 43rd and Highland Streets, in Blocks 47, 4 and 5 of City Heights Annex No. 1, and that the public interest, convenience and necessity demand the acquisition of fee title to the property;

Declaring the intention of the City to acquire the property under eminent domain proceedings;

Directing the City Attorney to commence an action in the Superior Court of the State of California, in and for the County of San Diego, for the purpose of condemning the property and acquiring immediate possession.

Subitem-B: (R-97-1020) ADOPTED AS RESOLUTION R-288599

Stating for the record that Mitigated Negative Declaration EAS-96-0135BG, previously certified by Council Resolution R-288149 on 12/3/96, has been completed in compliance with NEPA, the California Environmental Quality Act of 1970, as amended, and State guidelines; that the declaration reflects the independent judgement of the City as Lead Agency; that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by Council in connection with the approval of condemnation proceedings for the Wightman Street Promenade Project.

Subitem-C: (R-97-1046) ADOPTED AS RESOLUTION R-288600

Authorizing the expenditure of not to exceed \$2,300,000 from Fund 30244, Organization 107, Object Account 4638, Job Order 526310, CIP-52-631, for costs related to condemnation of fee title interest in connection with the Wightman Street Promenade Project.

Aud. Cert. 9701007.

FILE LOCATION: ANNX-Wightman Street Promenade
Final Order of Condemnation F-7143

COUNCIL ACTION: (Tape location: A222-295.)

Hearing began at 10:33 a.m. and halted at 10:37 a.m.

MOTION BY KEHOE TO ADOPT THE RESOLUTIONS. Second by Stallings. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-334:

SUBJECT: Fiscal Year 1998 Consolidated Annual Plan.

(See Housing Commission Report HCR-97-151 and City of San Diego FY 98 Consolidated Annual Plan.)

HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-97-1010) ADOPTED AS RESOLUTION R-288601

Approving the City's federally-required Fiscal Year 1998 Consolidated Annual Plan authorizing the Executive Director of the Housing Commission to submit the Plan to the U.S. Department of Housing and Urban Development for its review and approval.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 4/9/97, LU&H voted 3-0 to accept the draft Fiscal Year 1998 City of San Diego Consolidated Annual Plan, with the Housing Commission and Planning Commission's recommendations as attached, and recommend that the City Council formally submit the Plan to the United States Housing and Urban Development Department (HUD). (Councilmembers Mathis, Wear, and Vargas voted yea; Councilmembers Kehoe and Stevens not present.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A182-221.)

CONSENT MOTION BY KEHOE TO ADOPT. Second by Wear. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-nay, Vargas-yea, Mayor Golding-yea.

ITEM-335:

SUBJECT: Council Decisions Regarding Community Development Block

Grant (CDBG) and Social Service Program Allocations.

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-97-958 Rev. Cor. Copy) ADOPTED AS AMENDED AS
RESOLUTION R-288602

Approving the appropriation of funds for those projects to be incorporated into the City's Fiscal Year 1998 Community Development Block Grant (CDBG) Action Plan;

Approving the funding appropriations from the General Fund, CDBG Program, and the Emergency Shelter Grant Program for Fiscal Year 1998 social service programs;

Authorizing the submittal of the CDBG Action Plan for Fiscal Year 1998, including all associated certifications, to the United States Department of Housing and Urban Development (HUD), and upon acceptance, authorizing the execution of a grant agreement for 1997 CDBG funds.

Authorizing the City Manager to negotiate and execute agreements with those programs approved for funding.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A408-B530.)

MOTION BY KEHOE TO ADOPT THE RESOLUTION APPROVING:

(1) EACH OF THE COUNCIL DISTRICT PLANS FOR THE FY 1998 CDBG ALLOCATIONS, WHICH WERE SUBMITTED AT THE MEETING, AS FOLLOWS:

DISTRICT 1 CDBG ALLOCATIONS

District 1 CDBG Funds

McGonigle Canyon Relocation Fund Surplus	\$ 46,000
Audible Traffic Signals (FY 95) Surplus	21,248
University Gardens Tot-Lot (FY 97 - declared Ineligible by HUD)	105,000
FY 1998 District 1 CDBG Allocation (Less \$78,125 Main Library Allocation)	639,072
Total Funds Available	\$811,320

Allocations

Burn Institute - Senior Smoke Detector Installation	\$ 8,500
Soledad Club ADA Retrofit	19,130
SOFA Headquarters Renovation	37,000
Pulitzer Place Learning Center	
(\$46,000 CDBG & \$28,000 non-CDBG)	46,000
Standley Handball Court ADA Retrofit	5,062
Doyle Community Center ADA Retrofit	77,032
Old Fire Station No. 13 ADA Retrofit	20,488
Audible Signals-Fay Ave/Pearl St; Eads Ave/Pearl St; Draper Ave/Pearl St.	30,000
Mid-City Community Clinic	10,000
Access Center	18,000
San Diego Center For Children	10,000
ACCION, San Diego	10,000
Blind Recreation Center/Share a Vision	20,000
City of San Diego Economic Development Services - Enterprise Zone	20,000
Linda Vista Health Care Center	30,000
Lutheran Social Services - Caring Neighbors	8,000
San Diego Incubator Corp. - Business Innovation Center	10,000
UPAC - Multi-Cultural Economic Development	10,000
UPAC - Facility Improvements	18,700
Women's Business Training Center - ROSE Program	15,000
Teen Challenge of Southern California - Facility Improvements	25,000
Alliance for African Assistance-Micro Business Project	20,000
Alliance for African Assistance-Community Work Center Project	20,000
Episcopal Community Services-Downtown Work Center Expansion	28,000
Logan Heights Family Health Center - Master Plan Phase IV	20,000
Sherman Heights Community Center Corporation - Center Hours Expansion	39,000
Access Center-ADA and Seismic Retrofit and Renovation	28,000
Jackie Robinson YMCA - Renovation	25,000
Urban League	10,000
Council District One ADA Compliance Reserve	173,408
 Total District 1 CDBG Allocation	 \$811,320

DISTRICT 2 CDBG ALLOCATIONS

FY 1998 District 2 CDBG Allocation	\$1,424,793
(Includes \$158,492 from prior unexpended allocations.)	

Allocations

City of San Diego - Main Library	\$ 78,125
City of San Diego, Redevelopment Agency - North Bay Phase II	150,000
City of San Diego - NTC Reuse Plan Homeless Assistance Element Section 108 Loan	155,000
Catholic Charities - Rachel's Women's Centers	20,000
Episcopal Community Services - Downtown Work Center	10,000
Lutheran Social Services - Caring Neighbors	8,000
Stepping Stone of San Diego - Construction/Rehabilitation	10,000
Soledad Club - ADA Upgrade	20,000
Gaslamp Quarter Historical - William Heath Davis House	9,000
Pioneer Hook & Ladder - Museum Improvements ADA Upgrade	10,000
District 2 - ADA Compliance	11,000
Children's Museum of San Diego - Children's Museum Facility Expansion/Charter School--108 Loan	85,000
ACCION San Diego - Microlending & Economic Development	4,000
San Diego Incubator Corp. - Business Innovation Center	10,000
Union of Pan Asian Communities - Multi-Cultural Economic Development	5,000
Women's Business Training Center - ROSE Microbusiness Training Program	5,000
Gaslamp Quarter Association - Kiosk Display Cases	8,000
Centre City East Association - Focus Plan Update	6,000
Little Italy Association - Little Italy Community Sign	50,000
Old Town Chamber of Commerce - Old Town Commercial Revitalization	20,000
Mission Hills Association - Washington Street Beautification & Development	95,000
People For Trees - Mission Hills Washington Street Tree Planting	20,000
University Heights CDC - Park Blvd. Revitalization	10,000
University Heights CDC - Core Funding	13,500
Pacific Beach Business Improvement Association Lighting	50,000
Master Plan	30,000
Economic Survey	10,000
Ventura Place Street Enhancements	10,000
People For Trees - Pacific Beach Garnet Avenue Tree Planting	10,000
Ocean Beach Elementary - Playground Equipment	10,000
Ocean Beach Merchants Association - Ocean Beach Commercial Revitalization	40,000
Ocean Beach CDC - Ocean Beach Entryway Project	120,000
Core Funding	60,000
South County Economic Development Council - Economic Development	18,000
San Diego Tennis Patrons - Barnes Family Junior Tennis Center	10,000

Second Chance - Micro Enterprise	5,000
People For Trees - Roots Downtown	15,000
People For Trees - Abbott Street Tree Planting	25,000
Point Loma Association - Nimitz/W. Pt. Loma Waterlines	8,000
The Nature School - Project Creek	20,000
San Diego Unified School District - Renovation	45,000
District 2 - Public Improvements Fund	126,168

Total District 2 CDBG Allocation	\$1.424.793
----------------------------------	-------------

DISTRICT 3 CDBG ALLOCATIONS

District 3 CDBG Allocation	\$2,084,353
Less Debt Service	- 717,867

Net FY 1998 CDBG Funds	\$1,366,486
Reallocation of Closed Out Projects	100,429

Total CDBG Funds Available	\$1,466,915
----------------------------	-------------

Allocations

ACCION	\$ 15,000
Alliance for African Assistance	25,000
Adams Avenue (2 blocks streetscape/sidewalks)	200,000
Azalea Park	10,000
Blind Rec. Center	20,000
El Cajon Central - Sidewalks/Lighting	80,000
El Cajon Gateway - Sidewalks/Lighting	60,000
Center for Social Services	40,000
City Heights CDC	70,000
North Park Defensible Space	35,000
University Avenue Project (Hillcrest) - Sidewalks	100,000
Redevelopment - North Park	35,000
Golden Hill CDC	60,000
Labor's Community Service	50,000
Lutheran Social Services	5,000
North Park Organization of Businesses - Sidewalks	90,000
People For Trees	10,000
NHS	100,000
San Diego Urban League	23,915
Stepping Stone	75,000
Access Center	20,000
UPAC - Economic Development	35,000
UPAC - Facility Improvements	10,000
University Heights CDC - Alice Birney Playing Field	20,000
University Heights CDC	13,000
Copley YMCA	60,000
Sidewalks (Normal Heights)	50,000
Streetlights (Mid-block)	25,000

Business Development and Retention Program	70,000
City Heights BID - University Avenue Project	60,000

Total District 3 CDBG Allocations	\$1,466,915
-----------------------------------	-------------

DISTRICT 4 CDBG ALLOCATIONS

District 4 FY 1998 CDBG Funds	\$1,703,342
-------------------------------	-------------

Allocations

ACCION	\$ 15,000
Bayview CDC	150,000
Black Contractors Association of San Diego	50,000
Blind Recreation Center/Share A Vision	10,000
Boys & Girls Club San Diego - Encanto	90,000
Business Improvement District Council	4,500
B. T. Crenshaw Christian College	50,000
Coalition of African Organizations	4,000
Diamond Business Improvement District	50,000
Kiwanis Club of East San Diego	477
Labor's Community Service Agency	75,000
Lincoln Park Housing Cooperative	20,000
People For Trees	24,897
San Diego Center For Children	12,370
San Diego Urban League, Inc.	50,000
Second Chance	19,190
Sunshine Baseball Organization	52,857
Union of Pan Asian Communities	5,000
Women's Business Training Center	15,000
YMCA - Jackie Robinson	50,000
Harriet Tubman/Cesar Chavez Community Center	200,000
Pazzaz, Inc.	25,000
Special Senior Planner	31,000
Project Goldstar	100,000
Unallocated Reserve	20,926
Central Library	78,125
Section 108 Loan Payment	500,000

Total District 4 CDBG Allocations	\$1,703,342
-----------------------------------	-------------

DISTRICT 5 CDBG ALLOCATIONS

District 5 FY 1998 CDBG Funds	\$ 896,496
Funds allocated but not spent in prior years	105,544

Total District 5 FY 1998 CDBG Funds	\$1,002,040
-------------------------------------	-------------

Allocations

District 5 - Bayside Settlement House Grandhall Improvement	\$ 35,000
City Neighborhood Code Compliance - Targeted Code Enforcement for Linda Vista	106,500
Increased Street Lighting - Installation of additional street lights throughout Linda Vista in accordance with the City's mid-block light policy	30,000
City Parks Dept. - ADA Tot Lot Upgrade - Linda Vista Community Park	95,000
Lutheran Social Services - Caring Neighbors for Low Income Elderly and Disabled Homeowners	8,000
Vietnamese Federation - Building Acquisition	15,000
Montgomery Joint-Use Soccer Field - Develop a joint-use soccer field at Montgomery Jr. High	80,000
Union of Pan Asian Communities - Economic Development Community Garden - Develop a community garden within the Linda Vista community	10,000
SD Center for Children - Center for Children reconstruction/remodel a 10,000 square-foot building	30,930
City of San Diego - ADA Projects	50,000
City of San Diego - Community Development and Enhancement. (Including \$105,544 reprogrammed from prior CDBG allocations.)	301,815
Burn Institute - Senior Smoke Detector - Install smoke detectors for senior citizens	2,000
Blind Recreation Center - Construction of a new building at Balboa Park (ADA Project)	50,000
Union of Pan Asian Communities - Building Renovations	14,670
Alzheimer's Family Center - Acquisition of suitable City property to accommodate the School of Dementia Care	40,000
San Diego Urban League - Construction of a new head-quarters building at 4262-4269 Market Street	50,000
City Library Department - New Main Library	78,125

Total District 5 CDBG Allocations	\$1,002,040
-----------------------------------	-------------

DISTRICT 6 CDBG ALLOCATIONS

District 6 FY 1998 CDBG Allocation	\$1,120,938
Unused funds from prior years	235,135
Total District 6 FY 1998 CDBG Funds	\$1,356,073

Allocations

ACCESS, Inc.	\$ 25,000
ACCION	6,000

Bayside Settlement House	35,000
Blind Recreation Center	20,000
Boys & Girls Club - Clairemont	12,000
Business Improvement District Council	8,900
City of San Diego, Neighborhood Code Compliance - Linda Vista	100,000
Cabrillo Heights Ballfield	191,700
Economic Dev. Services, Linda Vista	4,000
Engineering & Capital Project - Undergrounding Utilities	10,000
Glenner Alzheimer's Family Center	30,000
Labor's Community Service Agency	100,000
Linda Vista Health Care Center	100,000
Lutheran Social Services	8,000
Neighborhood House Association	5,502
Pacific Beach BIA	30,000
People For Trees	24,897
SD Center for Children	21,651
San Diego Incubator Corp.	20,000
San Diego Urban League, Inc.	20,000
SER/Jobs for Progress	8,500
Soledad Club	21,070
Stepping Stone of San Diego	25,000
The Access Center	10,000
UPAC - Economic Development	5,000
UPAC - Facilities Improvements	5,000
Women's Business Training Center	10,000
Balboa Library - ADA upgrade	16,000
Bayview Terrace	70,000
Clairemont Library - ADA upgrade	19,000
Clairemont Boys & Girls Club	100,000
District 6 Housing Activities	95,000
District 6 Park Projects	49,853
Genesee Avenue Improvement	15,000
Harvest for the Hungry	5,000
Linda Vista Community Garden	5,000
Nature School	20,000
North Bay Redevelopment	50,000
Pedestrian Ramps Requests	14,000
Small business Economic Development and Business Retention Program	10,000
Street Lighting - Linda Vista	15,000
Vietnamese Federation Building Acquisition	15,000

Total District 6 CDBG Allocations	\$1,356,073
-----------------------------------	-------------

DISTRICT 7 CDBG ALLOCATIONS

District 7 FY 1998 CDBG Allocation	\$1,378,363
Unused Prior Year Funds	410,598

Total District 7 FY 1998 CDBG Funds	\$1,788,961
-------------------------------------	-------------

Allocations

Mid City Police Station	\$ 342,103
Central Library	78,125
Neighborhood Housing Service, Inc.	145,000
Boulevard Business Improvement District	150,000
UPAC Economic Development	50,000
University Avenue - 50th to 54th	150,000
SAY Code Compliance Liaison	60,000
ProKids Facility Improvements	50,000
City Heights Business Improvement District	20,000
ACCION Micro Lending and Economic Development	12,500
Lutheran Social Services - Caring Neighbors	16,500
Association of Comm. Housing Solutions - Reese Village	15,000
City Heights Town Council - Landlord Program	30,000
Colina del Sol Park Improvements	190,000
Economic Development via Office of Small Business	200,733
College Area Business Improvement District	205,000
Teen Challenge - Facility and Landscape Improvement	25,000
Streamview Traffic Calming Design	24,000
Harriet Tubman Village School Center via Montezuma EDC	25,000

Total District 7 CDBG Allocation	\$1,788,961
----------------------------------	-------------

DISTRICT 8 CDBG ALLOCATIONS

District 8 CDBG FY 1998 Allocation	\$1,961,085
Less HUD Section 108 Loan Repayments	-436,024
Unallocated reserves	237,000

Total District 8 FY 1998 CDBG Funds	\$1,762,061
-------------------------------------	-------------

Allocations

ACCION, San Diego	\$ 10,000
Barrio station, Inc.	18,000
Bayview CDC	65,000
Black Contractors Association of San Diego	10,000
Blind Recreation Center/Share a Vision	20,000
B.T. Crenshaw Christian College	25,000
Centre City East Community Garden Association	50,000
City of San Diego - Code Compliance	100,000
Logan Heights Library	10,000
Community and Economic Development	100,000
Committee for Ecological Improvement	15,000
Golden Hill CDC	100,000
Golden Hill CDC	250,000

Logan Heights Family Health Center	100,000
Neighborhood House Association	20,000
San Diego Urban League, Inc.	50,000
San Diego Housing Corp.	125,000
Trabajadores De La Raza	165,000
Union of Pan Asian Communities	24,000
Union of Pan Asian Communities	10,000
Logan Heights Police Station	200,000
Alpha Project	100,000
Barrio Logan Planner	75,000
Do Something	50,000
South County EDC	25,000
NAACP	10,000
Comm. Health Group	10,000
Mad Science	10,000
Latino Builders Association	7,000
Christmas in April	6,000
San Ysidro Senior Center	2,061

Total District 8 CDBG Allocation	\$1,762,061
----------------------------------	-------------

(2) THE CITY-WIDE CDBG PROGRAM AS OUTLINED IN THE MAYOR'S APRIL 28, 1997 MEMO, WITH ALTERNATIVE 1, INCLUDING THE \$68,578 IN ADDITIONAL GENERAL FUNDS, WHICH WAS SUBMITTED AT THE MEETING, AS FOLLOWS:

MAYOR GOLDING'S ALTERNATIVE No. 1 FY 1998 SOCIAL SERVICE CDBG

3 percent reduction in programs \$0 - \$49,999
 6 percent reduction in programs \$50,000 - \$99,999
 8 percent reduction in programs \$100,000 and over
 no new program funding

Reductions in funding for existing programs alone in Alternative No. 1 leave a total allocation of \$3,667,806, an amount \$68,578 above the Manager's estimate, and would require additional general fund dollars.

Allocations

ACCESS/SAY - Mid-City Juvenile Program	\$ 68,532
Alpha Project for the Homeless - Project Coordinator	30,000
Alpha Project for the Homeless - Neil Good Day Center	162,840
Barrio Station - Barrio Youth Program	234,899
Barrio Station - STAR	254,493
Bayside Settlement House - Linda Vista Counseling Proj.	77,182
Black Contractors Association - Labor Boot Camp	38,800
Catholic Charities - Rachel's Night Shelter	20,000
Center for Community Solutions - Family Violence Presentation/Intervention	73,600

Center for Domestic Violence Treatment/Ed. - Transitional Housing	50,000
Center for Social Services - AIDS Response Program	78,994
Clairemont Friendship Center, Inc. - Senior Emergency Alert System	47,624
Community Preparatory School - Sport of Learning Acad./Social Enrichment	38,800
County of San Diego - Regional Task Force on Homeless	30,000
County of San Diego - Senior Counseling	36,351
County of San Diego - Senior Nutrition	383,056
Ecumenical Council - Interfaith Shelter Network	49,000
Elder Help of San Diego - Shopping Assistance	25,734
Episcopal Community Services - Crime Victim Services	79,059
Episcopal Community Services - Employment Assistance	125,738
Family Literacy Foundation - Youth Reading Role Models	9,700
Fern Street Community Arts, Inc. - Community Celebrations	19,400
George G. Glenner Alzheimer's Center - Student Funding	19,400
Greater San Diego Citizens Patrols, Inc. - Safe Streets Now	56,400
Greater San Diego Citizens Patrols, Inc. - Citizens Patrol Expansion and Patrol	24,250
Harmonium, Inc. - North City Juvenile Diversion Proj.	85,391
Homey's Youth Foundation - HIPPY	24,250
Legal Aid Society of San Diego, Inc. - Legal Aid Society of San Diego, Inc.	140,000
Mama's Kitchen - AIDS Home Delivered Meals	38,800
Nature School - CREEK	9,700
Neighborhood House Assoc. - Inner City Youth Program	98,721
Neighborhood House Assoc. - Food Bank	78,850
Neighborhood House Assoc. - Out-of-School Youth Prog.	68,532
San Diego County SER - SER/Pacific Beach Employment Center	50,000
San Diego Future Leaders - Project Empowerment	24,250
San Diego Mediation Center - Dispute Resolution Services & Training	71,959
San Diego Service Center for the Blind - Center for the Blind	40,891
San Diego State University Foundation - KPBS Radio Reading Service	7,648
San Diego Urban League - Single Parent Services	51,480
San Diego Youth Involvement - SIP Residential & Drop-in Counseling	196,314
San Ysidro Health Center, Inc. - Patient and Family Services	33,774
Social Advocates for Youth (SAY) - Youth Center/Juvenile Diversion Project	92,495
Special Delivery San Diego - AIDS Home Delivered Meals	19,400
Strongly Oriented for Action - Tutorial/Summer Program	29,100

St. Vincent de Paul Village - Solutions-Project two	50,000
Trabajadores de la Raza (d) - Casa Familiar	
Family Services	109,805
United Way of San Diego - INFO LINE	32,981
Youth for Progress - Youth Empowerment Skills Program	79,613
Being Alive San Diego - Food Voucher Program	110,000
Center for Social Services - Buddy Program/Counseling	30,000
Mama's Kitchen - AIDS Services Food Delivery	15,000
Red Cross - AIDS Services Transportation Program	30,000
Special Delivery - AIDS Services Food Delivery	15,000

Total Mayor Golding's Alternative 1	\$3,667,806
-------------------------------------	-------------

Second by McCarty.

MOTION BY KEHOE TO APPROVE REINSTATING \$248,000 OF GENERAL FUND MONEY BACK INTO THE SOCIAL SERVICES FUNDING, AS OUTLINED IN ITEM C OF HER MEMO:

Accessible San Diego	\$ 40,000
Safe Neighborhoods	20,000
Alliance for African Assistance	20,000
Barrio Logan Elementary School	10,000
Barrio Station - Barrio Youth Program	20,000
Elderhelp - Senior Neighbor Network	40,000
Kids Copy	40,000
SER/PB Employment Center	30,000
SD Home Loan Counseling	20,000
Strongly Oriented for Action	8,500
Total	\$248,500

Second by McCarty.

Substitute motion by Stevens that reinstatement of \$248,000 of general fund money be referred to the regular budget process. Second by Warden. Failed. Yeas: 4,5,M. Nays: 1,2,3,6,7,8.

The motion to approve each of the district plans for CDBG allocations, and the Mayor's Alternative 1 including the \$68,578 in additional funds, passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

The motion to reinstate \$248,000 of general fund money passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-nay, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-336:

NOTE: This item is to be heard before Item 601.

SUBJECT: Two actions related to San Diego Naval Training Center (NTC) Reuse, Financing Update, and Third Year Federal Planning Grant.

(See City Manager Reports CMR-97-74 and CMR-97-75. Naval Training Center. District-2.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-97-1062) ADOPTED AS RESOLUTION R-288603

Accepting a grant from the Federal Office of Economic Adjustment for the amount of \$557,000 with those monies to be used to pay for the staff and consultant costs necessary to complete the base reuse process connected with the Naval Training Center (NTC);

Authorizing the City to provide 25 percent in matching funds, which comes to \$139,250 to be paid either in-kind or in cash;

Authorizing the execution of an Agreement with Rick Engineering in an amount not to exceed \$414,000, upon the award of this year 3 grant from the Office of Economic Adjustment.

Aud. Cert. 9701028.

Subitem-B: (R-97-1061) ADOPTED AS RESOLUTION R-288604
(Cor. Copy 03/24/99)

Accepting the informational report prepared by the City Manager on the current status of the Naval Training Center (NTC) Reuse Plan;

Directing the City Manager to include the steam distribution system located at NTC as part of the City of San Diego's Economic Development Conveyance proposal (as allowed by Section 2903 of Title XXIX) to the Secretary of the Navy;

Authorizing the City Manager to negotiate a fourth modification of the Master Lease between the United

States of America (the Navy) and the City for use of NTC during the base closure process and prior to its conveyance to the City under the following terms and conditions:

- 1) That for MOD 4 the City pay the Navy an annual rent of in-kind services valued at an amount not to exceed \$234,000;
- 2) That the City off-set the total costs of the above mentioned in-kind services through its tenant subleases at NTC, whereby the sublessees shall be obligated to provide those in-kind services; and
- 3) That all subleases executed by the City and its sublessees contain provisions stating that the sublessees shall be wholly responsible for paying any and all utility costs for the buildings and property they are leasing;

That MOD 4 contain a provision stating that the City will only be responsible to the Navy for the cost of utilities on buildings that the City is subleasing, and in the event the sublessee vacates the building(s), and a new sublessee is not found, the City shall no longer be responsible for the costs of those utilities;

Directing the City Auditor and Comptroller to establish a fund for the pass-through of utility payments from its sublessee to the Navy at NTC.

FILE LOCATION: LAND-Naval Training Center (NTC)
 CONT FY97-1 (67) (10)

COUNCIL ACTION: (Tape location: A296-310.)

MOTION BY WEAR TO ADOPT. Second by Mathis. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-CS-1: (R-97-1087) ADOPTED AS RESOLUTION R-288607

A Resolution adopted by the City Council in Closed Session on April 29, 1997:

Authorizing the City Manager to pay the sum of \$90,000 in

settlement of each and every claim against The City of San Diego, its agents and employees resulting from the personal injury claim of Emiliano Valencia as a result of an incident which occurred on September 20, 1996.

Authorizing the City Auditor and Comptroller to issue two checks in the following amounts: (a) One check in the amount of \$27,093.99 made payable to Emiliano Valencia and his attorney of record, Kevin Turner, and his medical provider, Scripps Health; (b) One check in the amount of \$62,906.01 made payable to Emiliano Valencia and his attorney of record, Kevin Turner, in full settlement of all claims.

Aud. Cert. 9701034

FILE LOCATION: MEET

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

The meeting was adjourned by Mayor Golding at 11:41 a.m. in honor of the memory of Florence Johnson as requested by Council Member Stevens.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: C045-059.)